



SHREWSBURY PLANNING BOARD SHREWSBURY, MASSACHUSETTS

MINUTES

Regular Meeting: November 6, 2003 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

Present: Melvin P. Gordon, Chairman
Kevin F. Capalbo
Stephan M. Rodolakis

Absent: Jill R. Myers
Jonathan B. Wright
John D. Perreault, Town Engineer

Also Present: Eric Denoncourt, Engineer/Planner

Mr. Gordon opened the meeting at 7:00 P.M.

1. Approved Minutes of September 4, 2003 and October 2, 2003

The Planning Board approved the Minutes of September 4, 2003 and October 2, 2003 as submitted, with the following change:

September 4, 2003 Minutes – Page 6, under New Business, item D – Bond Amount for Park Grove: "Mr. Capalbo abstained from the discussion and vote..." (change Mr. Rodolakis to Mr. Capalbo).

2. Signed bills.

3. Meetings and Hearings

7:00 P.M. Board Member Comments

**7:05 P.M. Sara (Howe) Road, Definitive Plan for an Existing Private Undeveloped Road
Continued Public Hearing (from April 10, 2003)
(Decision Deadline: December 15, 2003)**

Mr. Gordon stated that there was a three member board and gave the option to go forward or continue the hearing. Mr. Grenier elected to go forward with the three member board.

John Grenier – the engineer from J.M. Grenier Associates, attended the hearing. He reviewed his response to the Engineering comment letter dated November 6, 2003. He also listed the waivers he was requesting. Mr. Rodolakis asked if Engineering comments had been addressed. Mr. Denoncourt said most of them have and the rest of them can be done in the final plan.

Mr. Capalbo asked about sidewalks being on both sides of the road. Mr. Grenier said this was looked at and with the size that the sidewalks and grass plots would be, it made sense to have one good sidewalk on one side.

Mr. Gordon officially closed the hearing.

**7:10 P.M. Wetherburn Heights, Definitive Subdivision Plan
Continued Public Hearing (from January 9, 2003)
(Decision Deadline: December 15, 2003)**

Eric Gilmore – an Engineer from Abu Construction, attended the hearing. He said because of the three-member Board, they would like to ask for a continuance. He gave an overview of the status of the project. He said the main issue they are working on with Boston Hill Realty and Minna Terrace is the offsite work improvements. Mr. Gordon read the letter from Mr. Knipe, Superintendent, Highway, regarding cutting trees.

Mr. Gordon continued the hearing to December 4, 2003, at 7:05 P.M.

**7:15 P.M. Minna Terrace – Senior Housing, Site Plan Approval/Special Permit
Continued Public Hearing (from October 3, 2003)
(Site Plan Approval Deadline: 65 days from close of hearing)
(Special Permit Deadline: 90 days from close of hearing)**

Mr. Gordon said Attorney Walter Jabs sent a letter asking for a continuance, but said the Planning Board doesn't need it, because there is three-member Board.

Mr. Gordon continued the hearing to December 4, 2003, at 7:10 P.M.

**7:20 P.M. Common Driveway for 85 & 87 Spring Street, Special Permit
Continued Public Hearing (from September 4, 2003)
(Decision Deadline: 90 days from close of hearing)**

John Grenier – the engineer from J.M. Grenier Associates, attended the hearing. He asked for a continuance because of the three-member Board.

Mr. Gordon continued the hearing to December 4, 2003, at 7:15 P.M.

**7:35 P.M. Common Driveway for Lot 3A & 4 Holt Street, Special Permit
Public Hearing
(Decision Deadline: 90 days from close of hearing)**

The Planning Board voted to approve the request to withdraw this Special Permit application for a Common Driveway for Lots 3A & 4 **Holt** Street.

**7:50 P.M. Boston Hill Access Driveway, Site Plan Modification
Public Hearing
(Decision Deadline: 65 days from close of hearing)**

Attending the hearing was Doug Vigneau – from the BSC Group, and John Eric White – Project Manager from BSC Group.

Mr. Gordon stated that there was a three member board and gave the option to go forward or continue the hearing. Mr. Vigneau elected to go forward with the three member board.

Mr. Vigneau stressed that this was a conceptual plan. He said this application is to request modification to remove a surface detention pond; basically remove the ponds and pipe underground.

Mr. Gordon asked about the basin at the top of the hill in Westboro; and asked if drainage on each lot was separate. Mr. Vigneau said drainage will end at the same point.

Mr. Vigneau said they feel that by December 100% plans will be submitted to Mass. Highway.

Christopher Kirk, 40 Westwood Road, asked if the subsurface drains will be owned by the Town or property owner. Mr. Vigneau said the property owner.

Dean Clark, 390 Walnut Street, asked where the water from the car wash, at the proposed Shell station, going. Mr. Gordon said this was not a part of tonight's hearing. Mr. Vigneau said it will be a recycle system and won't be connected to this drain system.

Mr. Clark said he had some other questions related to the Boston Hill project, and Mr. Gordon said he could address these next month or month after.

The Board voted to close the modification hearing. Mr. Gordon officially closed the hearing.

**7:50 P.M. Shell & Great American, Site Plan Approval
Public Hearing
(Decision Deadline: 65 Days from close of hearing)**

The Planning Board *voted* to continue the hearing to the December meeting. Mr. Gordon continued the hearing to December 4, 2003, at 7:20 P.M.

4. New Business

a. Bond Reductions for Shannon's Woods

The Planning Board voted to approve the bond reductions for Shannon's Woods.

4. New Business (Cont'd)

b. Bond Reduction for High Meadow Estates, Jamie Lane

Mr. Denoncourt gave an update on the status of Jamie Lane. There was discussion as to whether the road is meeting compliance with the subdivision plans. The Planning Board voted to approve the bond reduction for High Meadow Estates.

c. Bond Reductions for Colonial Farms

This request for bond reduction for Colonial Farms will be held to the December meeting, as there are only three members present, and Mr. Capalbo and Mr. Rodolakis will be abstaining from the vote.

d. Planning Board Meeting Schedule for 2004

The Planning Board members who were present noted and approved the dated for 2004. This will be put on the agenda for December for approval by Ms. Myers and Mr. Wright.

e. Bond Reduction for Rawson Hill Estates III

The Planning Board voted to approve the bond reduction for Rawson Hill Estates III.

f. Approve Bond amount and sign lot releases for Rawson Hill Estates III Balsam Circle

The Planning Board voted to approve the bond amount, accept the Subdivision, Control Agreement, and signed the Covenant Release for release of lots for Balsam Circle.

5. Old Business

a. Signed Mylars for Silver Gate Farm Subdivision

b. Discussed/Signed Decision for Five Pillar Center

The Planning Board voted to approve and sign the Decision for Five Pillar Center as written. Mr. Gordon signed.

6. Correspondence

The meeting adjourned at 8:45 P.M.

Respectfully Submitted,

Annette W. Rebovich